094.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,500 /	797,500
					USE VALUE:	797,500 /	797,500
					ASSESSED:	797,500 /	797,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KINGSTON-MANN ESTHER
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	14 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANN JAMES-ESTHER KINGSTON -
Owner 2:	-
Street 1:	14 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1687 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6196.000	373,400		424,100	797,500
Total Card	0.142	373,400		424,100	797,500
Total Parcel	0.142	373,400		424,100	797,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.73 /Parcel: 472.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 61694
GIS Ref:
GIS Ref:
Insp Date: 08/16/18

!7742!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,400	0	6,196.	424,100	797,500		Year end	12/23/2021
2021	101	FV	362,000	0	6,196.	424,100	786,100		Year End Roll	12/10/2020
2020	101	FV	362,100	0	6,196.	424,100	786,200	786,200	Year End Roll	12/18/2019
2019	101	FV	276,300	0	6,196.	430,200	706,500	706,500	Year End Roll	1/3/2019
2018	101	FV	232,500	0	6,196.	321,100	553,600	553,600	Year End Roll	12/20/2017
2017	101	FV	232,500	0	6,196.	290,800	523,300	523,300	Year End Roll	1/3/2017
2016	101	FV	232,500	0	6,196.	278,700	511,200	511,200	Year End	1/4/2016
2015	101	FV	203,900	0	6,196.	236,300	440,200	440,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:06:00

LAST REV

Date	Time
01/29/19	10:54:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANN JAMES/ESTH	47259-50		4/11/2006	Family	1	No	No		
	14150-161		12/1/1980		68,000	No	No		Y

USER DEFINED

Prior Id # 1:	61694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2008	91	Re-Roof	7,300			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Meas/Inspect	345	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6196		Sq. Ft.	Site		0	70.	0.98	5									424,117						424,100	

Total AC/HA:	0.14224	Total SF/SM:	6196	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,117	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27240658
Const Adj.:	0.98990101
Adj $ / SQ:	170.040
Other Features:	65800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458775
Depreciation:	85332
Depreciated Total:	373442

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

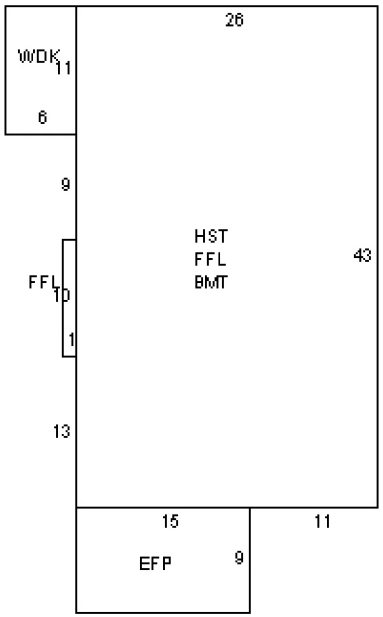
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.04
Special Features:	0	Val/Su Net:	124.22
Final Total:	373400	Val/Su SzAd	221.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	170.040	191,805
BMT	Basement	1,118	51.010	57,031
HST	Half Story	559	170.040	95,052
EFP	Enclos Porch	135	46.910	6,333
WDK	Deck	66	15.840	1,045

Net Sketched Area:	3,006			Total:	351,266
Size Ad	1687	Gross Area	3565	FinArea	1687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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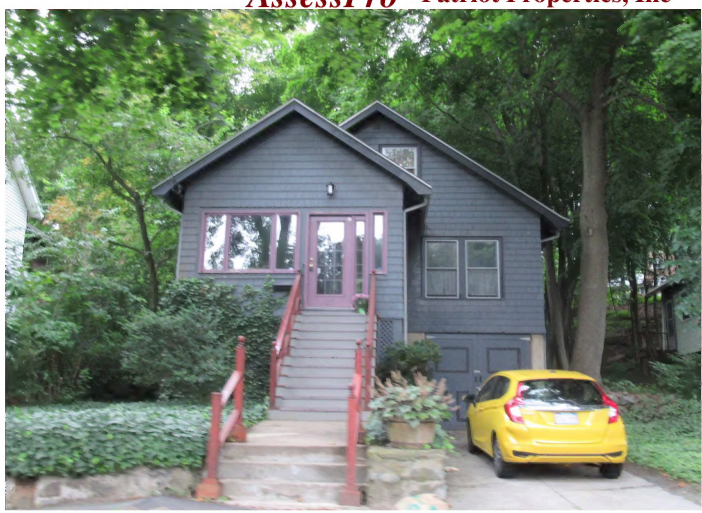
PARCEL ID

094.0-0004-0007.0

IMAGE

AssessPro Patriot Properties, Inc